# SAY FALLING PRICES **CAN'T REACH HOUSES**

the usual evidences of normality and vigor. There is undoubtedly considerable pessimism on the part of developers of single and double family houses in the outlying boroughs growing out of the acknowledged hull in the buying for occupancy movement. Seasoned observers, however, maintain that this attitude on the nart of developers is to a great extent unreasonable and unjustifiable.

These observers insist that while the huying movement has undoubtedly been checked by recent legislation and expectation of immediate lowering of prices of improved property, the condition cannot hast very long. Frice reductions that may possibly occur in building materials during the next six months can have hardly an appreciable effect on construction for har least a year, they say, and meanwhile, what, with the steppage of residential construction that had been planned before the passage of the losting legislation, these observers asy, the increased demand for housing space in that length of time will surely offset any possible to Jacob Newman & Nathan Poon.

L. J. Phillips & Co. leased stores in 1814 was originally planned to finish the sale on Monday in the Vesey street sales on the under the pounce in Jacob Newman & Nathan Poon.

L. J. Phillips & Co. leased stores in 1814 the sale on Monday in the Vesey street sales on the part of the submitted by the sale on Monday in the Vesey street sales on the part of the pounce in 1812 Broadway to Desplanne it is also on Monday in the Vesey street sales on the part of the product of the sale on Monday in the Vesey street sales on the part of the product of the sale on Monday in the Vesey street sales on the part of the product of the sale on Monday in the Vesey street sales on the part of the pounce in 1825 to the sale on Monday in the Vesey street sales of the forman Poon.

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L. J. Pallips & Co. leased at the L. J. Port of the L. J. Port of the L. J. Pounce of the sale on Monday in the vasue o fore the passage of the hostilg legisla-tion, these observers say the increased demand for housing space in that length of time will surely offset any possible letting down in market prices for such

In spite of apparent pessimism the most farsighted observers of market conditions are now predicting that the coming winter will witness a resumption of buying and from that time on

harson & Wheelock, gowns, who ly acquired a place on Fifty-h street which they will use for

Farquharson & Wheelock, gowns, who recently acquired a place on Fifty-seventh street which they will use for their business.

Details of Reisenweber's Lease.
United Cigar Stores Company anatomounced yesterday further details of its lease of the property of Reisenweber's restaurant at the southwest corner of Eighth avenue and Fifty-eighth street. The lease is for about seventien years and involves a total rental of approximately \$1,526,000. The company rets immediate possession and has already subfet the southerly Eighth avenue buildings to a prominent restaurant and the upper part for business. It will sublet the hotel portion of the property Reisenweber's amounce that they will retain two floors in the property for their restaurant.

Jersey City Apartment Deal.

Jersey City Apartment Deal.

Hancock Realty Company sold to Alfred Strohmeler 110 to 118 Glenwood avenue, near the Hudson County Boulevard, Jersey City, two three story apartment houses, 125x145. In part payment the purchaser gave the sixteen family apartment bouse at 787 Summit avenue, Jersey City, and the fourteen family house at 301 East Eighth street, New York.

Among the Dwelling Buyers. M. H. Gaillard & Co. sold the dwell-g at 333 West Eighty-fifth street for

James Van Alst, Jr., sold to Arthur

James Van Alst, Jr., sold to Arthur W. Page the three story dwelling at 165 East Sixty-fifth street, 15.6x100.5.

James J. Maddox sold to Margaret Gaylor the three story dwelling at 142 West 127th street, 15x100.

Isabel De F. Colbron sold to William J. Hammer the three story dwelling at 164 West Eighty-fifth street, 18.9x102.2 Herbert L. Bodman bought from James Van Alst. Jr., the three story dwelling at 160 East Sixty-sixth street, 18.6x100.5.

Mary A. Smith sold the five story

18.5x100.5. Mary A. Smith sold the five story dwelling at 215 West Seventieth street, 14.5x100.5, to the William Seits, Jr., Holding Company, which resold the source to Edward A. Rosenberg.

Apartment and Flat Trading.

The six story flat at the southeast corner of Madison avenue and 103d street, 50x100, has been resold by Morris Brown to the Bressler Realty Company. The five story tenemeent at 521 West Pifty-second street, 25x100, has been acid by Theodore Ortmann for So: Sagel to a client of McGrath & Warren. Emily Schmidt soid to Adele Knee land and others the five story flat with stores. 20x105.10, at 150 East 1031 street.

#### Other Deals in Manhattan.

James H. Cruikshank sold to Samuel. Backman 215 and 217 East Ninety-ourth street, 45x100, part of which is coupled by a three story building and the balance vatant. The purchaser will aundry business at No. 218, which has

also owns.

Genevieve K. B. Andrews sold to Clyde Martin the three story building at 155 East Thirty-eighth street, 34x32.3, adjoining the north-east corner of Thirt avenue.

Sisters of Charity, Pallotine, bought from James McAvoy, Jr., the vacant plot, 40.4x85, on the west side of Pleatant avenue, 60.5 feet south of 120th street. Mr. McAvoy recently acquired the property.

MISCELLANEOUS LEASES.

Charles F. Noyes Company made the first lease in the new Union Indemnity Company Building at 95 to 100 Maiden inne, to Charles E. Wickham, insurance agency, of 55 John street, who will take

ART SALES.

and following days at 2 P. M.

MR. C. B. CLARKE, Auctioneer.

At The Old Galleries 15 EAST 59TH ST. REMOVAL SALE To-day (Tuesday), at 11 A. M

Adams & Co. leased for the Emerson Phenograph Co. a floor in 170 Fifth ave-une to the Hob Manufacturing Co.; also for the Revel Realty Co. a floor in 251 West Nineteenth street to Morris Selb-

#### BRONX SALES REPORTED.

Port Morris Land and Improvement Company sold to Francis M. Justes the block bounded by Locust avenue, 136th and 137th streets and the East River, adjoining the plant of the De La Vergne coming winter will witness a resumption of buying and from that time on and covering a period of at least three years the market for improved respections and good health to an extent heretofore unknown in Greater New York.

5th Avenue House to Move North.

J. M. Gidding & Co. plan to move north on Fifth avenue. It is reported that the concern has taken a forty-two year lease on the twelve-story building being erected at 724 Fifth avenue by Farquharson & Wheelock, gowns, who recently acquired a place on Fifty.

order of the Grand Rapids Trust Company sold for the estate of William H. L. Lee the three story dwelling at 147 West Nine ty. fifth street, 18x100, to Mrs. Kathleen O'Hara, who paid all cash for the property.

Hearth & Hope, Inc., sold to Mabel B. Barber the three story dwelling at 82 Macdougal street, 20x100.

Dora Finkelstein sold to Laurs B. Hirschfield the three story dwelling at 183 Madison avenue, 17.7x83.

Joseph P. Day and J. A. Down sold the three story dwelling at 184 Madison avenue, 17.7x83.

Joseph P. Day and J. A. Down sold the three story dwelling, 16x100x irresular, at 271 West Forty-sixth street for Philip Goldberg to Gaypeano Alfonso.

James Van Alst, Jr., sold to Arthur Hotels AND RESTAURANTS.

HOTELS AND RESTAURANTS. Bryan L. Kennelly sold at auction, by order of the Grand Rapids Trust Com-

# SOLD OUT IN ONE DAY

Buyers Eagerly Took 739 on Premises Last Saturday.

Optimistic Realtors Expect No

Drop in Values of Improved Property.

In spite of an intervening holiday, hospite realty legislation and rumers of approaching drops in building material prices the market opened this week with its usual evidences of normality and vigor. There is undoubtedly considerable persisting on the part of developers of the last of the last of the last of the sale started at noon and the last lot was sold at 9:15 P. M. The sale started at noon and the last lot was sold at 9:15 P. M. The sale was held on Saturday.

One of the most successfu auctions of recent years was held on Saturday by Joseph P. Day and J. Clarence Davies, it included the holdings of the David H. King, Jr., state on the Kew York Seventh avenue to the Cosmic Costume Co.; fourth loft in 128 West Twenty-first street to the Cosmic Costume Co.; fourth loft in 126 West Twenty-first street to the Solara & Tomonaco; first loft in 250 Seventh in 316 Eighth avenue to the Optical Supply Co., and second loft in 259 Seventh it was originally planned to finish the sale on Monday in the Vesey street sales room, as it was not thought possible to dispose of so large an offering in one

McMerney Klinck Realty Company sold for Emma Fick the two three story business and apartment buildings, 45x 110, containing four stores and six apart-

rement in 110, containing four stores and six apartments, at the southeast corner of Cortelyou and Stratford roads, to Lizzle Goeser.
Charles Partridge sold the three story
dwelling 297 State street, near Nevins,
for W. K. Angle.
F. C. Sauter Agency sold the six fam-

#### MARKET NEWS NOTES.

Press Improvement Corporation was he buyer of the five story flat with store,

Press Improvement Corporation was
the buyer of the five story flat with store,
20x90, at the northeast corner of Eighth
avenue and 116th street, recently sold
by Harris, Vought & Co.
Louis G. Buisson of the Burling Realty
Company has been made manager of the
office at 409 Nostrand avenue, Brocklyn.
Harlem Property Owners Association
will meet this evening at 343 Lenox avenue to inderse the candidacy of 18for nue to inderse the candidacy of Isidor Wasservogel for the Supreme Court

# JUDGE QUITS RAILROAD CASE.

Arthur A. Lee.

H. W. Sullivan sold for Marcel Schmitt her residence at 25 Caryl avenue, Yonkers, on plot 160x125.

Percy W. Crane sold for the Simpson-Merritt Co. a residence at 2 Union street, Montclair. N. J. to Mrs. Catherine Wagner.

Kenwood Greenhouses, Inc., sold to a client of Otterbourg. Steindler & Houston the twelve room dwelling, 125x256, at the southwest corner of Knickerbocker road and Ridgewood street, Tenaty, N. J.

Harvey Craw leased the residence of Mrs. S. S. Sampliner at Elm Point, Great Neck, L. L. to Mrs. Tom A. Velic of 393, Park avenue, New York.

New York Lersey Anction.

that these grants have been confir by use of the property for seventy-

HOTELS AND RESTAURANTS.

HOTELS AND RESTAURANTS

# Cambridge=

New 12 Story Fireproof Hotel Just Completed NOW OPEN FOR IMMEDIATE OCCUPANCY Suites of 2 Rooms and Bath, or Larger.

Unfurnished only on yearly lease from Oct. 1.
ALSO DOCTOR SUITE, 3 ROOMS, MAIN FLOOR Representative on Premises
Under Same Management, Hotel Langdon, 5th Av. & 9001

A (00) HOTELS Lease cas be arranged for.

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A. 2, 3 Rooms and Bath.
S.H.T.O.N. at Street
ASH TON at Street
AST monthly up not room & bath. HOTEL SAN REMO

Overlooking Central Park's most picturesque lake. A most delight-fully situated hotel, appealing to permanent and transient guests.

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50 to 58 West 77th st. Factor Museum of Natural History. PURNISHED AND UNFURNISHED SUITES AVAILABLE

MONTICELLO HOTEL

REAT NORTHERN HOTEL, 118 West 67 St.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

\$20 Secures a \$200 Lot \$40 Secures a \$400 Lot \$60 Secures a \$600 Lot

10% day of sale-20% in 30 days-70% on mortgage

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By peremptory instructions from the Westervelt

### Realty Co. of the property formerly known as The Schieffelin Estate

**BRONX SUBWAY** 465 AND HOME-BUILDING

Located between the 225th St. Station of the White Plains Road Subway and the Baychester Ave. Sta ion of N. Y. Westchester and Boston R. R.

On E. 221st to 227th Sts., Inclusive Laconia Ave., Eastchester Rd.,

#### Schieffelin Ave., Needham Ave., and adjacent Streets THURSDAY, OCT. 21st

At noon in the Exchange Salesroom, 14 Verey St. JOHN QUINN, Esq., Attorney, 31 Nassau S'reet

May Remain TITLE GUARANTEE & TRUST CO. 70% at 6% On Mortgage 60% @ 5% Savings Bank Books, on proper assignment, and Liberty Bonds, at market value, will be accepted as deposits.

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50% @ 41/2%

INSPECT THIS PROPERTY TODAY, Take Bronx Park Subway to 177th St. and transfer to White Plains Ave. Subway extension to 225th St. Station and walk East 4 short blocks to Laconia Ave. and property.

The Harrimans, Delafields, Perkins, Baccocks, Morisinis, and many other prominent New York families

purchased large tracts in the Riverdale section of the Bronx, New York City The Oliver Harriman Estate will sell its holding, without reserve, at

## Absolute Trustees' Sale

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Bronx, New York City Located in the finest part of beautiful Riverdale, near Broadway and Van Cortlandt Park.

Riverdale Av., Mosholu Av., Delafield Av., Liebig Av. and W. 256th St., N. Y. C. Riverdale and Mosholu Avenues form the Northerly extension Spuyten Duyvil Parkway and Riverside Drive. Mosholu Parkway is the only driveway through Van Cortlandt Park to The Bronx, Westchester County and Long Island Sound.

Tuesday, Oct. 19th,

at noon, in Real Estate Exchange Salesroom, 14 Vesey St. Lawyers Title & Trust Co. 60% on Mortgage for 3 years at 5 1/2 % Policies Free

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WM. A. WHITE & SONS. 46 Cedar st. WILLIAM D. KILPATRICK. 149 Prondway Above 14th St. to 59th St. (Inclusive). East River to North River.

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65 EAST 90TH ST. 3 Story Dwelling

ectricity, &c. Immediate posses VNER, 55 Liberty St., Room ephone Rector 8983. Open for inspection, 2 to 8,

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SOLD SEPARATELY IF DE-SIRED. lso other buildings on

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Above 59th St .- 5th Av. to North River,

Great Reduction in Price Caused by Rent Laws.

3 story basement brick two family dwelling, 21 West 110th st., two blocks from two subways; price \$8,600, \$4,600 cash, or \$900 cash with proportionate increase in price to pay cost of second mortgage. Inspection by permit only. permit only. SPENCER, 154 Nassau. Phone Beekman 2685. Washington Heights, Above 125th St. West of 8th Av.

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> NEW, COMPLETE SIX ROOM

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Will serifice most complete detached dwelling in Flathush. Has 18 large rooms, 3 baths, lavatory to each sleeping room, tiled kitchen and baths, hot water heat, finest assortment of select trim, large enclosed porch; every modern appointment; garage for 5 cars; corner plot, 80x120; fine lawn, shrubs and trees, location ideal, near interboro and Broadway subway. Prospect Park and Flatbush av. Price \$49,000. Reasonable terms.

One Family Brick Dwelling, 11 rooms, tiled bath, steam, electric, parquet, light rooms. Suitable for doc-tor or dentist. Corner plot. Garage space, 518,000. JOS. S. NEEF S49 Flatbush Av.

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JUST COMPLETED personal supervision of own steeling only best of workmans aterial used in construction All modern improvements, porches, pri-vate garages: IS minutes to Wall st. Francis Bovale Development Co., East 8th Street, pct. Av. Q and Kings Highway, B'klyn, Take Brighton or Culver Line to Kings Highway Station. Shown To-day

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NINE ROOMS AND BATH;
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NEW QUEEN ANNE COTTAGE fix rooms, steam, electric, parquet, glassporch; corner, 33x100; 2 blocks to Lefferts av. station, Fulton at. elevated; restricted neighborhood; price 58,000, cash \$1,500, Owner, GROPGE MURRAY, Church st. and Liberty av., Richmond Hill. Phone 6046-J.

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rooms, decorated; tiled kitchen and bath, parquet floors, electric
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Residence. 9 rooms, 3 baths, 3 car garage, finest construction and in perfect condition; built by day labor in 1914; more than acre of land on

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PRICE \$22,000

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Sale price \$17,000 it you may buy.

Take Fulton St. "L" at Brook-lyn Bridge to Greenwood Ave. station; walk one block south to 10711 109th St. Mr. Jones.

Also convenient to Ozone Park and Clarenceville stations of the L. I. R. R.

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Waterfront, 14 Rooms, 3 Baths. \$173,000
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Stucco, 9 Rooms, 3 Baths. 55,000
Strick & Stucco, 10 Rooms, 3 Baths. 55,000
Colonial Ciapboard, 9 Rooms, 3 Baths. 35,000
Brick & Stucco, 8 Rooms, 3 Baths. 35,000
Strick & Stucco, 8 Rooms, 3 Baths. 35,000
Strick & Stucco, 8 Rooms, 3 Baths. 32,000
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10 ROOMS AND 3 BATHS Charming cutstone residence, attractively designed and Ideally located with reference to station. Hotel Gramatan and Country Club. Large rooms, spacious porches, hot water heat: 2 car garage; large old shade trees, elegant lawn and garden. Possession Newschot I

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Attractive suites to lease furnished or unfurnished. One three room apartment (unfurnished), \$2,400. Moderate Priced Restaurant

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146 Central Park West (Entire Block)

A Modern Fireproof Hotel, atering for a Quiet Fumily Patronage, ROOMS FOR OCTU-ER, Single Room, \$2.50. Room for 2, \$3.50. Room and Bath for 2, \$4.50. 2 Rooms and Hath for 2, \$5.46. one Columbus—1390. J. A. JEPSON.

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10 Rooms, 2 Baths

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FLATBUSH Phone Owner, Hollis 6515. One Family Frame Detached

Borougn of Queens-dale or Bent, NEW HOUSE, RICHMOND HILL

CLASSIC CONSTRUCTION CO., MYRTLE AV. & 113TH ST., RICHMOND HILL, PHONE 3519 FOR A HOME IN FLUSHING See HALLERAN Agency, Flushing, N. Y.

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For Rent, 9 Rooms, 2 Baths, Unfurnished.\$250 For Rent, 9 Rooms, 2 Baths, Unfurnished. 200 For Rent, 9 Rooms, 1 Bath, Furnished. 150 MGR REALTY CO., 542 Main St. Phone 337.

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**NEW ROCHELLE** BEAUTIFUL HOME, stucco on hollow tile, and Spanish tile roof: unexcelled location; 19 soms and 2 baths, gas, electricity, hot water fast; best of construction; copper leaders and gutters; hardwood trim; large plot with arage. See this and make us an offer as must be sold. Your own terms.

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